

# PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 84-73-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for Variance from Section 1 A 03.4 B.3 to permit minimum diametral dimensions of 250 feet in lieu of the required 300 feet.

of the Zoning Regulations of Baltimore County; to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
The parcel of land is zoned RC 4 and can be divided into two lots. A second plat will be required and upon granting the required highway widening there will not be sufficient depth to the lots to contain the 300 foot diametral dimension.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:  
Address  
Phone No.

Legal Owner(s):  
Richard Allan Hays  
(Type or Print Name)  
Signature  
(Type or Print Name)  
Signature  
1-C Breezy Tree Crt. 628-1684  
Address  
Timonium, Maryland 21093  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be advertised, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of September, 1983, at 10:00 o'clock A.M.

*Bel*  
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #18 (1983-1984)  
Property Owner: Richard A. Hays  
S/S Paper Mill Rd. 350' N/E from centerline  
Sunnybrook Rd.  
Acres: 8.468 District: 10th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

## Highways:

Paper Mill Road (Md. 145) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sunnybrook Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way with fillet areas for sight distance at the Paper Mill Road intersection.

## Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

## Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

RE: PETITION FOR VARIANCE  
S/S of Paper Mill Rd., 350' NE of  
the Centerline of Sunnybrook Rd.,  
10th District  
: BEFORE THE ZONING COMMISSIONER  
: OF BALTIMORE COUNTY

RICHARD ALLAN HAYS,  
Petitioner : Case No. 84-73-A

## ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
*John W. Hessian, III*  
John W. Hessian, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
474-2133

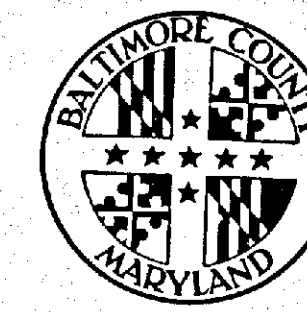
I HEREBY CERTIFY that on this 23rd day of August, 1983, a copy of the foregoing Order was mailed to Mr. Richard Allan Hays, 1-C Breezy Tree Court, Timonium, MD 21093, Petitioner.

*John W. Hessian, III*  
John W. Hessian, III

# BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

# BALTIMORE CC 'NTY ZONING PLANS ADVISORY COMMITTEE

September 2, 1983

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Mr. Richard Allan Hays  
1-C Breezy Tree Court  
Timonium, Maryland 21093

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
County Administration  
Industrial Development

RE: Item No. 18 - Case No. 84-73-A  
Petitioner - Richard A. Hays  
Variance Petition

Dear Mr. Hays:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Md. 21204

Maryland Department of Transportation  
State Highway Administration

Lowell K. Bridwell  
Secretary  
M. S. Caltrider  
Administrator

July 15, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: ZAC Meeting of 7-12-83  
ITEM: #18.  
Property Owner: Richard A. Hays  
Location: S/S Paper Mill Rd.  
Route 145, 350' N/E from  
centerline Sunnybrook Road  
Existing Zoning: R.C. 4  
Proposed Zoning: Variance to  
permit minimum diametral  
dimensions of 250' in lieu  
of the required 300'.  
Acres: 8.468  
District: 10th

Dear Mr. Hammond:

The plan indicates highway right of way widening that is acceptable to the State Highway Administration. The subject variance should have no adverse affect on the highway.

Very truly yours,

*Charles Lee*  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits

CL:JM:maw

cc: Mr. G. Wittman  
Mr. J. Ogle

By: John Meyers

My telephone number is (301) 659-1350  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5002 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 28, 1983

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 13, 14, 15, 16, 17, 18, 19, and 20 ZAC Meeting of July 12, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 13, 14, 15, 16, 17, 18, 19, and 20.

Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/ccm



July 29, 1983  
Date

BALTIMORE COUNTY DEPARTMENT OF PLANNING

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 18, Zoning Advisory Committee Meeting of July 12, 1983

Property Owner: Richard A. Hays

Location: S/S Paper Mill Road District 10

Water Supply PRIVATE Sewage Disposal PRIVATE

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charcoal/roaster operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 18  
Page 2

- ( ) Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- ( ) Soil percolation tests have been conducted. The results are valid until Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- ( ) All roads and parking areas should be faced with a dustless, bonding material.
- ( ) No health hazards are anticipated.
- (X) Others Prior to the development of this site, a Hydrogeological Study and an Environmental Effects Report may be required. Before a building permit can be issued, soil percolation tests must be conducted and the water supply must meet the 1 gallon per minute minimum yield as required by Article XI of the Baltimore County Code.

Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3900

August 23, 1983

TEO ZAFISKI, JR.  
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 18 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard A. Hays  
Location: S/S Paper Mill Road 350' N/E from centerline Sunnybrook Road  
Zoning: R.C. 2  
Proposed Zoning: Variance to permit minimum diametral dimensions of 250' in lieu of the required 300'.

Address: 8,168  
District: 10th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1961/ Council Bill 1-55 and/or Maryland Code for the Building Code and other applicable Codes.
- X B. A building and other miscellaneous permits shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three revised sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments: \_\_\_\_\_

NOTES: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,  
Charles E. Burnham, Chief  
Plans Review

CEB:rrj  
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent      Towson, Maryland - 21204

Date: July 18, 1982

Z.A.C. Meeting of: July 12, 1983

RE: Item No: 12, 13, 14, 15, 16, 17, 18, 19, 20  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,  
Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner  
Date: August 22, 1983

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Richard Allan Hays  
84-73-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:cav

IN RE: PETITION ZONING VARIANCES  
S/S of Paper Mill Road, 350' NE  
of the centerline of Sunnybrook  
Road - 10th Election District  
Richard Allan Hays,  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 84-73-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit minimum diametral dimensions of 250 feet rather than the required 300 feet for two lots he intends to either sell or develop that now comprise his property, as described in Petitioner's Exhibit 1, and which is zoned R.C.2. The purpose of his request is to enable him to construct his residence on one lot and either develop or sell the other lot. The division of the property as he envisions is more fully described on Petitioner's Exhibit 1.

The Petitioner appeared and testified on his behalf. Also testifying for the Petitioner was William Ulrich, a surveyor. There were no Protestants.

Testimony indicated, and was uncontested, that the property in question owned by the Petitioner is now vacant and undeveloped. The Petitioner testified that he wished to subdivide, pursuant to appropriate County law, and build his residence on one of the two proposed lots. He will either sell or develop the other. He requests variances for each potential lot. Section 1A03.4B.3, Baltimore County Zoning Regulations (BCZR), requires a minimal diametral dimension of any lot created after the implementation of the regulation to be 300 feet. The Petitioner and the surveyor both confirmed that such a dimension cannot be met due to the configuration of the property. The Petitioner purchased the property in 1978 or 1979 from his mother's estate. He does not own the property contiguous on any side. The Petitioner has no room to maneuver or to expand.

The Petitioner seeks relief from Section 1A03.4B.3., pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements the Petitioner seeks relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1983, that the Petition for Variances to permit minimum

diametral dimensions of 250 feet rather than the required 300 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioner may apply for his building permit, and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that his proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

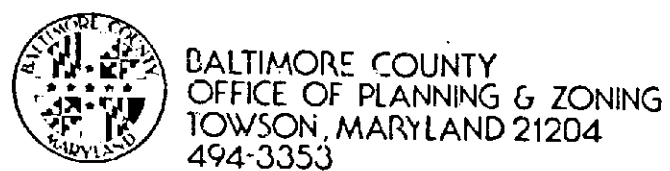
Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING  
DATE August 16, 1983  
BY John R. Long

ORDER RECEIVED FOR FILING  
DATE September 16, 1983  
BY John R. Long

ORDER RECEIVED FOR FILING  
DATE September 16, 1983  
BY John R. Long





ARNOLD JABLON  
ZONING COMMISSIONER

October 17, 1983

Mr. Richard Allan Hays  
1-C Breezy Tree Court  
Timonium, Maryland 21093

IN RE: Petition Zoning Variances  
S/S of Paper Mill Road, 350' NE  
of the centerline of Sunnybrook  
Road - 10th Election District  
Richard Allan Hays, Petitioner  
Case No. 84-73-A

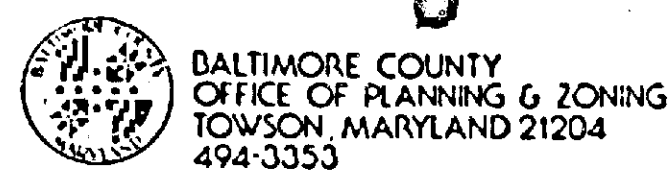
Dear Mr. Hays:

It has come to my attention that in my Order of September 16, 1983, I referred to the subject property as being zoned R.C.2 when, in fact, the correct zoning is R.C.4. However, please be advised that this will in no way alter the decision previously rendered.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl



ARNOLD JABLON  
ZONING COMMISSIONER

September 16, 1983

Mr. Richard Allan Hays  
1-C Breezy Tree Court  
Timonium, Maryland 21093

IN RE: Petition Zoning Variances  
S/S of Paper Mill Road, 350' NE  
of the centerline of Sunnybrook  
Road - 10th Election District  
Richard Allan Hays, Petitioner  
Case No. 84-73-A

Dear Mr. Hays:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

AJ/srl

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204  
823-4470

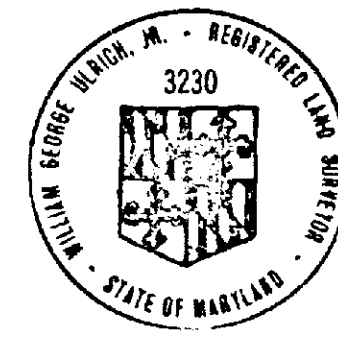
May 16, 1983

Zoning Description

All that piece or parcel of land situated, lying and being in the Tenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Paper Mill Road at the distance of 350 feet measured northeasterly along the centerline of Paper Mill Road from the intersection of the centerline of Sunnybrook Road, said point of beginning being at station 13 + 50 as shown on State Roads Commission of Maryland Plat No. 39316 and running thence and binding on the centerline of Paper Mill Road, North 60 degrees 05 minutes 06 seconds East 1053.01 feet, thence leaving Paper Mill Road and binding on the outlines of the Land of the Petitioners herein, the six following courses and distances viz: South 49 degrees 42 minutes 28 seconds East 204.50 feet, South 50 degrees 47 minutes 30 seconds West 713.41 feet, South 51 degrees 08 minutes 24 seconds West 304.00 feet, North 88 degrees 41 minutes 39 seconds East 116.10 feet, South 50 degrees 34 minutes 08 seconds West 33.00 feet and South 32 degrees 23 minutes 25 seconds East 14.52 feet to a point on the south side of Sunnybrook Road, thence binding on or near the south side of Sunnybrook Road, North 66 degrees 01 minute 23 seconds West 177.53 feet, thence crossing said road, North 4 degrees 54 minutes 05 seconds East 26.00 feet to the north right of way line of Sunnybrook Road as shown on State Roads Commission of Maryland Plat No. 39318, thence binding on the right of way lines as shown on said plat, North 78 degrees 45 minutes 21 seconds West 90.57 feet, North 35 degrees 32 minutes 19 seconds West 64.57 feet, North 63 degrees 42 minutes 02 seconds East 51.14 feet, North 60 degrees 42 minutes 05 seconds East 51.11 feet, northeasterly by a line curving to the left having a radius of 1554.89 feet for an arc distance of 113.69 feet, North 54 degrees 06 minutes 02 seconds East 38.50 feet, North 50 degrees 58 minutes 15 seconds East 50.64 feet, thence leaving said right of way lines and running North 29 degrees 56 minutes 30 seconds West 15.00 feet to the place of beginning.

Containing 8.468 Acres of land more or less.



William B. Uehrl

PETITION FOR VARIANCE

10th Election District

ZONING:

Petition for Variance

LOCATION:

South side of Paper Mill Road, 350 ft. Northeast of the centerline of Sunnybrook Road

DATE & TIME:

Thursday, September 15, 1983 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit minimum diametral dimensions of 250 ft. in lieu of the required 300 ft.

The Zoning Regulation to be excepted as follows:

Section 1A03.4B.3 - minimum diametral dimensions for proposed lots in R.C. 4 zone

All that parcel of land in the Tenth District of Baltimore County

Being the property of Richard Allan Hays, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



ARNOLD JABLON  
ZONING COMMISSIONER

August 30, 1983

Mr. Richard Allan Hays  
1-C Breezy Tree Court  
Timonium, Maryland 21093

Re: Petition for Variance  
S/S Paper Mill Rd., 350' NE of the c/l  
of Sunnybrook Rd.  
Richard Allan Hays - Petitioner  
Case No. 84-73-A

Dear Mr. Hays:

This is to advise you that \$91.98 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

*Arnold Jablon*  
ARNOLD JABLON  
Commissioner

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 121517

DATE 9/13/83 ACCOUNT R-01-615-000

AMOUNT \$91.98

RECEIVED FROM Richard Hays  
FOR Advertising & Posting Case #84-73-A

6 131\*\*\*\*\*015860 3142A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Richard Allan Hays  
1-C Breezy Tree Court  
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance  
S/S Paper Mill Rd., 350' NE of the  
c/l of Sunnybrook Rd.  
Richard Allan Hays - Petitioner  
Case No. 84-73-A

TIME: 10:00 A.M.

DATE: Thursday, September 15, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 119320

DATE 9-30-83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM Richard Hays  
FOR Advertising & Posting Case #84-73-A

6 015\*\*\*\*\*356610 8302A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Richard Allan Hays  
1-C Breezy Tree Court  
Timonium, Md. 21093

Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
12th day of July, 1983

Petitioner Richard Allan Hays  
Petitioner's Attorney

ARNOLD JABLON  
Zoning Commissioner

Received by: *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 10 Date of Posting 9/13/83  
Posted for: *Richard Allan Hays*  
Petitioner: *Richard Allan Hays*  
Location of property: *S/S Paper Mill Rd., 350' NE of c/l of Sunnybrook Rd.*  
Location of Signs: *at intersection of Paper Mill Rd. and Sunnybrook Rd.*  
Remarks: *See Zoning Commission*  
Posted by: *Nicholas B. Commodari* Date of return: 9/13/83  
Number of Signs: *2*

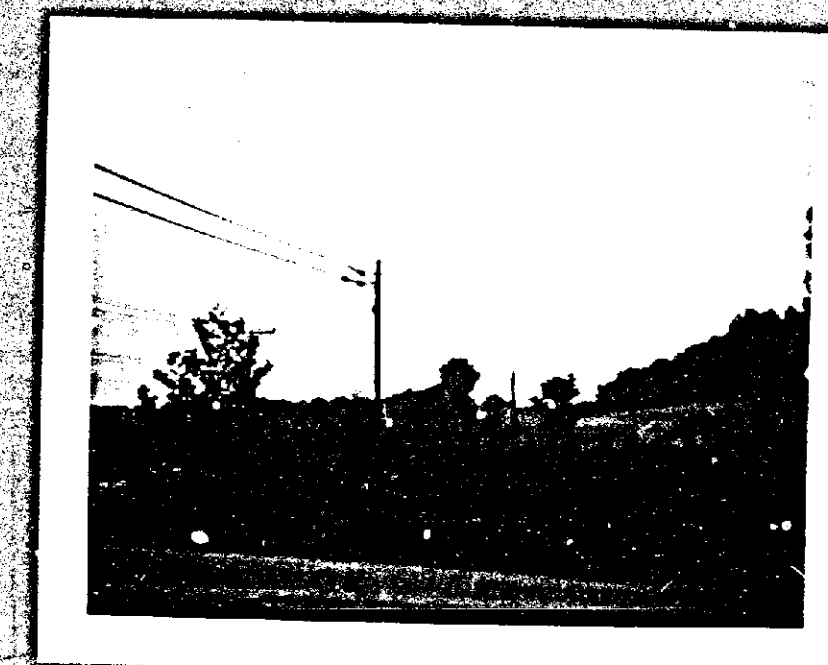
CERTIFICATE OF PUBLICATION

TOWSON, MD. *Aug 24 1983*

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 24th day of Aug. 1983.

THE TOWSON TIMES

Cost of Advertisement, \$ *48.48*

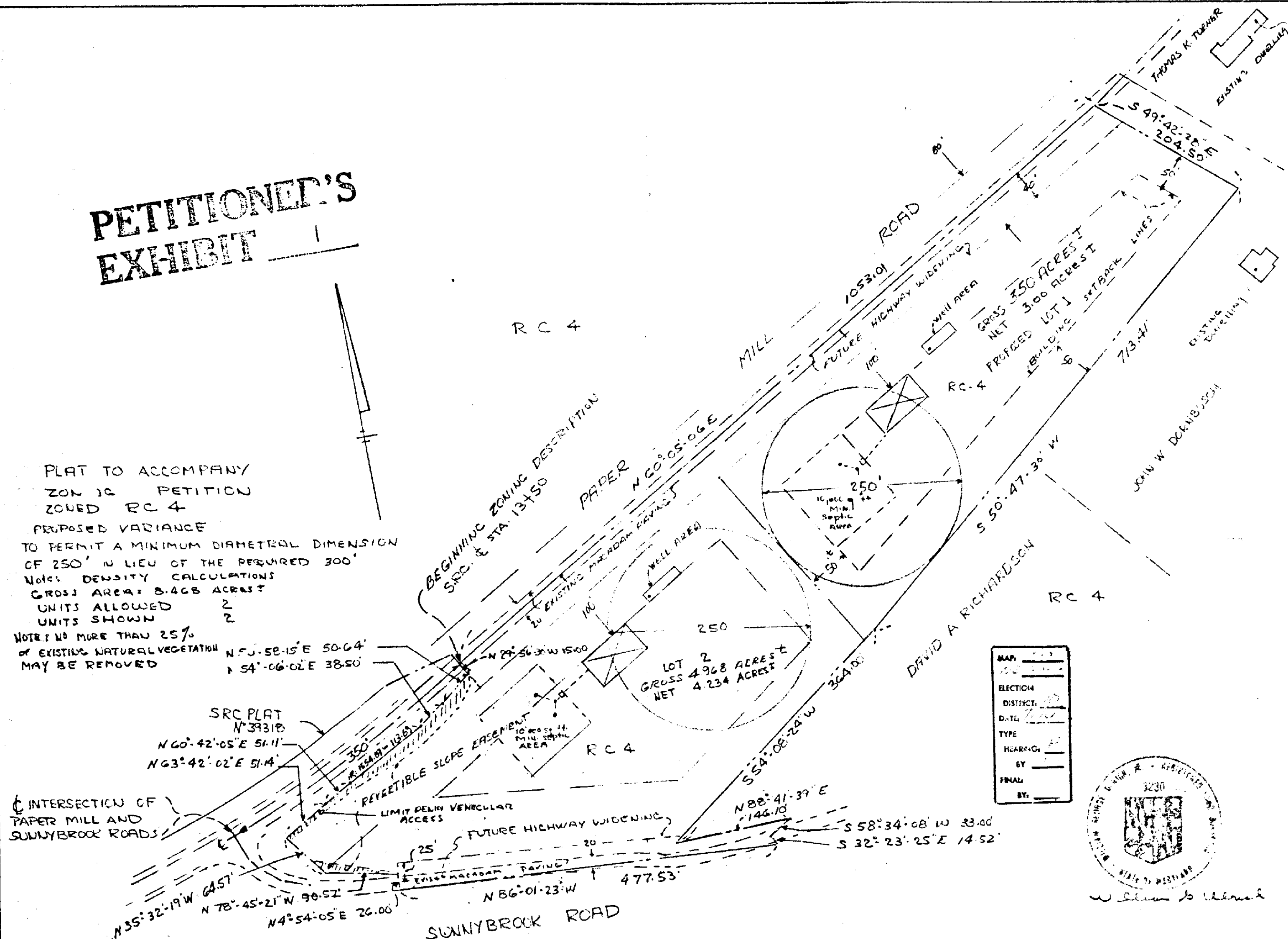




# PETITIONER'S EXHIBIT

PLAT TO ACCOMPANY  
ZONING PETITION  
ZONED RC 4

PROPOSED VARIANCE  
TO PERMIT A MINIMUM DIAMETRAL DIMENSION  
OF 250' IN LIEU OF THE REQUIRED 300'  
NOTE: DENSITY CALCULATIONS  
GROSS AREA: 8.468 ACRES  
UNITS ALLOWED 2  
UNITS SHOWN 2  
NOTE: NO MORE THAN 25%  
OF EXISTING NATURAL VEGETATION  
MAY BE REMOVED



PROPERTY LOCATED IN  
10TH ELECTION DISTRICT BALTIMORE COUNTY, MD

SCALE 1"=100' 5/16/83

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204

## PETITION FOR VARIANCE 10th Election District

ZONING: Petition for Variance  
LOCATION: South side of Paper Mill Road, 350 ft. Northeast of the centerline of Sunnybrook Road  
DATE & TIME: Thursday, September 15, 1983 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing:

Petition for Variance to permit minimum diametral dimensions of 250 ft. in lieu of the required 300 ft. The Zoning Regulation to be excepted as follows:  
Section 1A08.4B.3 - minimum diametral dimensions for proposed lots in R.C. 4 zone

All that parcel of land in the Tenth District of Baltimore County Beginning for the same in the center of Paper Mill Road at the distance of 350 feet measured northeasterly along the centerline of Paper Mill Road from the intersection of the centerline of Sunnybrook Road, said point of beginning being at station 13+30 as shown on State Roads Commission of Maryland Plat No. 39218 and running thence and binding on the centerline of Paper Mill Road, North 60 degrees 05 minutes 08 seconds East 1063.01 feet, thence leaving Paper Mill Road and binding on the outlines of the Land of the Petitioners herein, the six following courses and distances viz: South 49 degrees 42 minutes 28 seconds East 204.55 feet, South 58 degrees 47 minutes 30 seconds West 713.41 feet, South 54 degrees 08 minutes 24 seconds West 364.00 feet, North 88 degrees 41 minutes 39 seconds East 146.10 feet, South 58 degrees 34 minutes 08 seconds West 33.00 feet and South 32 degrees 23 minutes 26 seconds East 14.52 feet to a point on the south side of Sunnybrook Road, thence binding on or near the south side of Sunnybrook Road, North 86 degrees 01 minute 28 seconds West 477.53 feet, thence crossing said road, North 4 degrees 54 minutes 05 seconds East 26.00 feet to the north right of way line of Sunnybrook Road as shown on State Roads Commission of Maryland Plat No. 29018, thence binding on the right of way lines as shown on said plat, North 78 degrees 45 minutes 21 seconds West 90.57 feet, North 32 degrees 32 minutes 19 seconds West 64.57 feet, North 53 degrees 42 minutes 02 seconds East 51.11 feet, North 50 degrees 42 minutes 05 seconds East 51.11 feet, Northeasterly by a line curving to the left having a radius of 154.29 feet for an arc distance of 113.69 feet, North 54 degrees 08 minutes 02 seconds East 38.50 feet, North 50 degrees 58 minutes 15 seconds East 60.64 feet, thence leaving said right of way lines and running North 39 degrees 56 minutes 30 seconds West 15.00 feet to the place of beginning. Containing 8.468 Acres of land more or less.

Being the property of Richard Allan Hays, as shown on plat plan filed with the Zoning Department. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or at the hearing.

By Order Of  
ARNOLD JARLON,  
Zoning Commissioner  
of Baltimore County  
Aug. 25.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 25, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time ~~times~~ before the 15th day of September, 1983, the first publication appearing on the 25th day of August, 1983.

THE JEFFERSONIAN,  
L. Frank Smith,  
Manager.

Cost of Advertisement, \$ 38.50